

PLANNING & ZONING ADVISORY COMMISSION AGENDA

Date: December 16, 2024

Time: Following the adjournment of the Board of Adjustments & Appeals meeting (doors open at 6:45 p.m.)

Location: County Board Room - Government Center, 501 S. Minnesota Avenue, St. Peter

Copies of the meeting agenda and packet are available on the Nicollet County website at: www.co.nicollet.mn.us/Agendas

Questions or comments regarding the meeting can be directed to the Nicollet County Property Services Department by calling 507-934-7070, or by email to niccopermitapps@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Silence Your Cell Phone
4. Review of Cancellations and Additions
5. Approval of Minutes: *November 18, 2024*
6. Public Appearances
7. **PUBLIC HEARING: Cannabis Ordinance**
8. Review Permits
9. Old Business
10. Other Business: 2025 Planning & Zoning Commission Meeting Schedule
11. Communications
12. Adjourn

Mission Statement

Providing efficient services with innovation and accountability.

Vision Statement

Setting the standard for providing superior and efficient county government services through leadership, accountability and innovation to a growing and diverse society.

Core Values

Leadership. Integrity.
Accountability.
Efficiency. Innovation.

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

NOVEMBER 18, 2024	7:08 PM	COUNTY BOARD ROOM
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ROLL CALL	MEMBERS PRESENT	MEMBERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☐ Lloyd Hoffmann ☒ Justin Laven ☒ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☒ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☒ John Zehnder, Zoning Specialist (ZS) ☒ Justin Hughes, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF OCTOBER 21, 2024 MINUTES	MOTION	SECOND
APPROVE	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	VOTE: 5 - 0

PUBLIC APPEARANCES	None.
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CONDITIONAL USE PUBLIC HEARINGS		
PLN24-18	APPLICANT/LANDOWNER: Jeffrey Leonard	
DESCRIPTION OF REQUEST	Registered Land Survey (RLS) No. 81 to rectify the title is to create three new Tracts and a new RLS. The property is Torrens and the Certificate of Title is in error. PID: 12.017.0210, 12.017.0205, & 12.017.0400	
CONFLICT OF INTEREST	None.	
SITE VISIT & PUBLIC CONTACT	No commission member visited the site. There was no contact with commission members from members of the public.	
STAFF REPORT PRESENTED BY	ZS Zehnder	
APPLICANT TESTIMONY	Present to represent the application was Jeff Leonard located at 41232 Fort Road, Saint Peter.	
PUBLIC TESTIMONY	No one was present to provide public testimony. Inquiries were received before the meeting by ZS Zehnder to define "RLS" or Registered Land Survey.	
COMMISSION DISCUSSION	Further discussion between the applicant, commission members, and staff took place.	
COMMISSION ACTION - MOTION	MOTION	SECOND
RECOMMEND APPROVAL with conditions, as recommended	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>

CONDITIONS OF REGISTERED LAND SURVEY REQUEST	1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.		
	2. The applicant shall record the registered land survey within sixty (60) days of approval of this request.		
COMMISSION ACTION – VOTE ON MOTION			
RECOMMEND APPROVAL with conditions, as recommended	☒ PASS	☐ FAIL	VOTE: 5 - 0

CONDITIONAL USE PUBLIC HEARINGS		
PLN2-19	APPLICANT/LANDOWNER: Michaletz Properties, LLC	
DESCRIPTION OF REQUEST	A modification to their existing Conditional Use Permit (CUP) to increase the number of special events, extend their operating hours and change the allowed firearm caliber in the Conservancy Zoning District. PID: 04.201.0210 & 04.201.0800	
CONFLICT OF INTEREST	None.	
SITE VISIT & PUBLIC CONTACT	Commission Chair Ubel visited the site. There was no contact with commission members from members of the public.	
STAFF REPORT PRESENTED BY	ZS Zehnder	
APPLICANT TESTIMONY	Present to represent the application was Patrick Thompson - General Manager, River Ridge Shooting Club located 48236 Pheasant Run Road, Kasota, and Christine Michaletz located at 47028 547 th Lane, Courtland.	
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.	
COMMISSIONER DISCUSSION	Further discussion between the applicant, commission members, and staff took place, and recommended conditions six (6), nine (9), and ten (10) were amended.	
COMMISSION ACTION - MOTION	MOTION	SECOND
RECOMMEND APPROVAL with conditions, as amended	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>
CONDITIONS OF THE CONDITIONAL USE PERMIT	- The applicant shall complete the project according to the plans and specifications submitted to the county with the application. - The conditional use permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions. - The county may enter onto the premises at reasonable times and in a reasonable manner to ensure the conditional use permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances. - Any structural alteration, expansion, intensification of use, or similar change, beyond that which has been proposed by the applicant, shall be treated in the same manner as a request for a new conditional use permit. - The facility shall be limited to a maximum of ten (10) special events per calendar year, with a maximum attendance of 500 persons. - The applicant must apply for a septic sewage treatment system operating permit with Nicollet County that will require a licensed septic contractor to monitor system performance every four months, as well as after major special events to ensure acceptable performance. These reports will require submission to the Nicollet County Sanitarian. Septic testing will be discontinued after three (3) years if the septic system is in compliance. - The applicant will be required to undertake septic sewage treatment system upgrades if reports indicate unacceptable performance. - The applicant may utilize the following schedule for clubhouse open hours: - Monday through Thursday, 7:00 a.m. – 11:00 p.m. - Friday and Saturday, 7:00 a.m. – 12:00 a.m. - Sunday 7:00 a.m. – 5:00 p.m. - The applicant must adhere to the following schedule for shooting range open hours: - Monday by appointment with additional availability for organized shooting events.	

	• Tuesday through Friday, 9:00 a.m. – sunset • Saturday, 9:00 a.m. – sunset • Sunday, 9:00 a.m. – 5:00 p.m. 10. If the facility holds an event on a Monday, the shooting range shall only be open from 9:00 a.m. to sunset. 11. Shooting is only allowed during daylight hours with the exception of nighttime training courses designed to satisfy annual training requirements of Minnesota law enforcement officers. 12. The facility must provide notification to residential properties within one-half mile of the facility in the event of a nighttime shooting training activity. 13. Firearms that are larger than .49 caliber are not permitted on the rifle range for commercial use, except for muzzleloader and black powder style firearms. The commercial use of tracer, armor-piercing, incendiary, steel-core, explosive, steel-jacketed, and accelerator ammunition is prohibited. Shotguns that are 10-gauge or smaller are allowed to be used at the facility. 14. The facility must adhere to the remaining conditions from PLN20-11, including: 1, 4 through 6, 10 through 13, 15 through 17, 23 through 25, 29, 31, and 34 through 36. 15. The facility must adhere to the remaining conditions from C-23-93, including: 1 through 4, and 7. 16. The facility must adhere to the remaining conditions from C-26-05, including: 1 through 4, 5(a) through 5(d), and 5(g).
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COMMISSION ACTION – VOTE ON MOTION

RECOMMEND APPROVAL with conditions, as amended	☒ PASS	☐ FAIL	VOTE: 5 - 0
COMMISSION ACTION – ADOPT FINDINGS	MOTION		SECOND
Adopt the Findings of Fact, as stated	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	
VOTE TO ADOPT THE FINDINGS OF FACT	☒ PASS	☐ FAIL	VOTE: 5 – 0

ADDITIONAL ITEMS

REVIEW ZONING PERMITS	The commission members had no questions for staff.		
OLD BUSINESS	None.		
OTHER BUSINESS	The Planning Commission request the possibility of amending the Nicollet County Zoning Ordinance to allow event centers for benefit of local communities. DZ Zehnder stated there will be a codification process of the Ordinance within the next year, and Zehnder stated he would bring this request up at during that process.		
COMMUNICATIONS	None.		
ADJOURN MEETING	MOTION		SECOND
08:20 PM	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	
VOTE TO ADJOURN MEETING	☒ CARRIED	☐ FAILED	VOTE: 5 – 0

DAVE UBEL, CHAIR		DATE	12/16/2024
JOHN ZEHNDER, ZONING SPECIALIST		DATE	12/16/2024



Cannabis Ordinance

NICOLLET COUNTY PLANNING & ZONING ADVISORY COMMISSION

SUBJECT	Cannabis Ordinance
APPLICANT	Nicollet County
HEARING DATE	12/16/2024
COUNTY BOARD DATE	12/17/2024

REQUEST

Nicollet County is requesting a review of its proposed Cannabis Ordinance.

ORDINANCE

Nicollet County Zoning Ordinance 606 defines standards for the Highway Business District, and Nicollet County Zoning Ordinance 608 defines standards for the Limited Industry District. Any local cannabis regulations must conform with Minnesota State Statutes Chapter 342.

BACKGROUND

The Minnesota State Legislature legalized cannabis in 2023. Chapter 342, with amendments in 2024, regulates the cannabis trade within the state. It grants Nicollet County the ability to:

1. Perform registration retail cannabis businesses
2. Regulate zoning regarding cannabis within state guidelines
3. Regulate the use of cannabis in public spaces

A proposed ordinance carrying out these functions received review and discussion from the Nicollet County Board of Commissioners at their work session on November 19, 2024. Subsequently at the November 26th County Board meeting, the commissioners set Tuesday, December 17th at 10:00 am as the final review date. However, before receiving final review and approval from the Board, it must also undergo review from the Nicollet County Planning and Zoning Advisory Commission.

At tonight's meeting, the Planning and Zoning Advisory Commission will only review the parts of the ordinance that pertain to zoning issues.

ZONING DISTRICTS

Chapter 342 grants Nicollet County the ability to select the zoning districts that will allow cannabis-related businesses. State statute prohibits the county from entirely excluding these businesses. They include:

- Retail businesses
- Transportation and delivery of cannabis products
- The cultivation of cannabis
- Manufacturing, processing, and testing of cannabis products
- Manufacturing, processing, and testing of lower potency hemp products
- Wholesale operations for cannabis products

The proposed ordinance would permit these uses within two of Nicollet County's Zoning Districts:

- Highway Business (B-1)
- Limited Industry (I-1)

Sites in these districts are more likely to include access to the utility connections and transportation infrastructure needed to support cannabis-related businesses.

SETBACKS

State statute allows the county to set certain buffers around cannabis-related businesses. The proposed ordinance would enact the following setbacks:

- 1,000 feet from a School.
- 500 feet from a Daycare.
- 500 feet from a Residential Treatment Facility.
- 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.
- 500 feet from a public library.
- 500 feet from a Church.
- 500 feet from a Dwelling.



Cannabis Ordinance

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NICOLLET COUNTY CANNABIS ORDINANCE

Section 1 Statutory Authorization and Purpose

The purpose of this ordinance is to implement the provisions of Minnesota Statutes, chapter 342, which authorizes Nicollet County to protect the public health, safety welfare of Nicollet County (hereinafter “Nicollet County” or “county”) residents by regulating cannabis businesses with the legal boundaries of Nicollet County. In adopting this ordinance, Nicollet County considered the following:

1. Based on the most reliable and up-to-date scientific evidence, Nicollet County finds that the rapid introduction of newly legalized edible cannabinoid products and cannabis products presents a significant potential threat to the public health, safety, and welfare of the residents of Nicollet County, and particularly to youth.
2. Nicollet County has the opportunity to be proactive and make decisions that will mitigate this threat and reduce exposure of young people to the products and to the marketing of these products.
3. The United States Surgeon General has issued an advisory to alert the public to the known and potential harms to developing brains, posed by the increasing availability of highly potent marijuana in multiple, concentrated forms.ⁱ
4. The National Academies of Sciences, Engineering and Medicine note that the growing acceptance, accessibility, and use of cannabis and its derivatives have raised important public health concerns, while the lack of aggregated knowledge of cannabis-related health effects has led to uncertainty about the impact of its use.ⁱⁱ
5. 43.6 million Americans ages 12 and older reported using cannabis in the past 30 days, 61.8 million reported use in the past year.ⁱⁱⁱ
6. 90 percent of adult cannabis users in the United States said their primary use was recreational; and between 2002 and 2023, the percentage of past-month cannabis users in the U.S. population ages 12 and older increased steadily from 6.2 percent to 15.4 percent.^{iv}
7. Research has found cannabis use during adolescence, especially of products high in tetrahydrocannabinol (THC), or heavy use, is associated with suicide attempts,^v high school dropout,^{vi} higher likelihood of use of other illicit drugs and experiencing mental health impairment.^{vii}
8. Minnesota has recognized the danger of cannabis use among youth by prohibiting the sale of lower potency hemp edibles and cannabis to those under age 31 and by requiring

that edibles be packaged so as not to appeal to underage persons and in child-restraint containers.

9. By enacting 2024 Session Law Chapter 121, the Minnesota Legislature amended Minn. Stat. § 342 to permit the personal use, possession, and transportation of cannabis by those 21 years of age and older, and allow licensed businesses to conduct cultivation, manufacturing, transport, delivery, and sale of cannabis and cannabis products.
10. Minn. Stat. § 342 does not prohibit counties or municipalities from adopting and enforcing local ordinances intended to regulate the persons or businesses who sell cannabinoid products. Said local regulations and ordinances include but are not limited to local zoning and land use regulations, public health and safety regulations, and business license requirements.
11. Nicollet County finds that a local regulatory system for cannabis retailers is appropriate to ensure that retailers comply with the cannabis laws and business standards of Nicollet County to protect the health, safety, and welfare of our youth and most vulnerable residents.
12. Nicollet County has the opportunity to be proactive and make decisions that improve compliance among cannabis retailers with laws prohibiting the sale or marketing of cannabis products to underage persons.
13. Nicollet County has a substantial interest in promoting compliance with state and local laws intended to regulate cannabis sales and use, and in promoting compliance with laws prohibiting sales of cannabis and cannabis products to underage persons.
14. The regulatory system imposed by the enacting of this ordinance will not unduly burden legitimate business activities of retailers or individuals who sell or distribute cannabis products to adults.
15. In making these findings and enacting this ordinance, it is the intent of the Nicollet County Commissioners to ensure responsible cannabis retailing, allow legal sale and access to cannabis, discourage violations of cannabis related laws, especially those which prohibit or discourage the marketing, sale, or distribution cannabis products to youth under the age of 21.

102 Authority & Jurisdiction

1. Nicollet County has the authority to adopt this ordinance pursuant to:
 - A. **Authority.** The Nicollet County Board of Commissioners is authorized to adopt this ordinance by Minnesota Statutes sections 144.417, subd. 4(a), 145A.04, 145A.05,

152.0263, subd. 5, Chapter 342, and Chapter 375, and any other applicable state law, as may be adopted or amended from time to time.

B. **Jurisdiction.** Unless otherwise provided by law, this ordinance shall apply to all areas in Nicollet County, Minnesota, except areas within the incorporated limits of any city, however organized, and all townships which have entered into an agreement authorizing Nicollet County to administer and enforce this ordinance within their jurisdiction. For Nicollet County jurisdictions that have entered into the Joint Powers Agreement with Nicollet County for the Enforcement and Regulation of Cannabis, Nicollet County will be the registration authority for those jurisdictions.

C. Nothing in this ordinance shall prevent cities and townships within Nicollet County from adopting stricter regulations to protect people from public health and public safety harms of the retail sale of cannabis and lower-potency hemp edibles.

103 Severability

If any section or provision of this ordinance is held invalid, such invalidity will not affect other sections or provisions that can be given full force and effect without the invalidated section or provision.

104 Enforcement

1. The Nicollet County Property & Public Services Department is responsible for the administration and enforcement of this ordinance (except for compliance checks by the Nicollet County Sheriff's Office under Section 307).
2. Any violation of its provisions or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by Minnesota law and Section 8 of the Nicollet County Zoning Ordinance.
3. Violations can occur regardless of whether or not a permit is required for a regulated activity listed in this ordinance.
4. Unless otherwise provided, each act of violation and every day on which such violation continues shall constitute a separate offense.
5. Nothing in this ordinance prohibits the County from seeking prosecution for an alleged violation.
6. Public Nuisance Declared. Any violation of this ordinance and/or state law are hereby declared to constitute public nuisances.

7. In the event of a violation of threatened violation of this ordinance, the county, in addition to other remedies, may initiate civil court actions or civil administrative proceedings to prevent, restrain, or abate such violations or threatened violations. It shall be the duty of the County Attorney to review evidence of such violations, or threatened violations, and take action as may be warranted and necessary.

DRAFT

Section 2 Definitions

Unless otherwise noted in this section, words and phrases contained in Minn. Stat. § 342.01, as amended from time to time, and the rules promulgated pursuant to any of these acts, shall have the same meanings in this ordinance.

1. **Advertisement.** Any written or oral statement, illustration, or depiction that is intended to promote sales of approved products or sales at a certain cannabis business or hemp business and includes any newspaper, radio, internet and electronic media, or television promotion; the distribution of fliers and circulars; and the display of window and interior signs in a cannabis business. “Advertisement” does not include a fixed outdoor sign that meets the requirements in Minn. Stat. § 342.64, subd. 2(b) as amended from time to time.
2. **Approved Products.** Any cannabis plants, cannabis flower, cannabis products, artificially derived cannabinoids, and lower-potency hemp edibles that are a product category approved by the Office of Cannabis Management and that comply with Chapter 342 and rules adopted pursuant to Chapter 342 regarding the testing, packaging, and labeling of cannabis plants, cannabis flower, cannabis products, artificially derived cannabinoids, and lower-potency hemp edibles. “Approved products” does not include medical cannabinoid products, as defined in Minn. Stat. § 342, as may be amended from time to time.
3. **Attractive to Underage Persons.** Products that are attractive to individuals under age 21 as described in Minn. Stat. § 342.06(d), as amended from time to time.
4. **Cannabis Cultivation.** A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer, and perform other actions approved by the Office of Cannabis Management.
5. **Cannabinoid Product.** A cannabinoid product means a cannabis product, a hemp-derived consumer product, or a lower-potency edible.
6. **Cannabis Business.** as defined by Minn. Stat. § 342.01, subd. 14, as amended from time to time.
7. **Cannabis Manufacturer.** A location in which cannabis flower or plants, cannabis concentrate, artificially derived cannabinoid, hemp plant part, or hemp concentrate is prepared into useable consumer products, or products intended for further processing.

8. **Compliance Checks.** The system the county uses to investigate and ensure that those retail establishments authorized to sell approved products and medical cannabinoid products are following and complying with age verification requirements and the requirements of this ordinance. Compliance checks may also be conducted by the county or other units of government for educational, research, and training purposes or for investigating or enforcing state or local laws and regulations relating to approved products.
9. **Child Restraint.** Packaging that meets the poison prevention packaging standards in Code of Federal Regulations, title 16, section 1700.15, as may be amended from time to time.
10. **Church.** a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
11. **Daycare.** As defined by Minn. R. 9502.0315, as may be amended from time to time.
12. **Delivery Sale.** The sale of any approved products and medical cannabinoid products to any persons for personal consumption and not for resale when the sale is conducted by any means other than as in-person, over-the-counter sales transaction in a registered retail establishment. Delivery sale includes but is not limited to the sale of any approved product when the sale is conducted by telephone, other voice transmission, mail, the internet, or app-based service. Delivery sale includes delivery by registered retail establishments or third parties by any means, including curbside pickup.
13. **Dwelling.** A residential building or portion thereof intended for occupancy by a single family, but not including hotels, motels, boarding or rooming houses or tourist homes.
14. **Flavored product.** Any cannabis flower, cannabis product, hemp-derived consumer product, or medical cannabinoid product intended to be inhaled as smoke, aerosol, or vapor from the product that: (1) contains any added artificial, synthetic, or natural flavoring, either in the product itself or in its components or parts; (2) presents any descriptor or depiction of flavor that would imply to any ordinary person that the product contains flavors other than the natural taste or smell of cannabis; (3) imparts a taste or smell, other than the taste or smell of cannabis, that is distinguishable by an ordinary consumer prior to or during the consumption of the product; (4) imparts a cooling, a burning, a numbing, or another sensation distinguishable by an ordinary consumer to impart a flavor other than cannabis either prior to or during the consumption of the product.

15. **Lower-potency Hemp Edible.** As defined by Minn. Stat. § 342.01 subd. 50, as amended from time to time.
16. **Lower-Potency Hemp Retailer.** Any place of business with a license or endorsement to sell lower-potency hemp edible products to the public from the Office of Cannabis Management and that has a lower-potency hemp edible retail registration from the county.
17. **Medical Cannabinoid Product.** “Medical cannabinoid product” as defined in Minn. Stat. § 342.01, subd. 52, as amended from time to time.
18. **Medical Cannabis Combination Business.** “Medical cannabis combination business” as described in Minn. Stat. § 342.515, as amended from time to time.
19. **Moveable Place of Business.** Any form of business that is operated out of a kiosk, truck, van, automobile or other type of vehicle or transportable shelter and that is not a fixed address or other permanent type of structure licensed for over-the-counter sales transactions.
20. **Office of Cannabis Management.** Minnesota Office of Cannabis Management, referred to as “OCM” in this ordinance.
21. **Pharmacy.** A place of business at which prescription drugs are prepared, compounded, or dispensed by or under the supervision of a pharmacist and from which related clinical pharmacy services are delivered.
22. **Place of Public Accommodation.** A business, accommodation, refreshment, entertainment, recreation, or transportation facility of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages or accommodations are extended, offered, sold, or otherwise made available to the public.
23. **Preliminary License Approval.** OCM pre-approval for a cannabis business license for applicants who qualify under Minn. Stat. § 342.17, as amended from time to time.
24. **Public Place.** A public park or trail, public street or sidewalk; any enclosed, indoor area used by the general public, including, but not limited to, restaurants; bars; any other food or liquor establishment; hospitals; nursing homes; auditoriums; arenas; gyms; meeting rooms; common areas of rental apartment buildings, and other places of public accommodation.
25. **Public Library.** As defined by Minn. Stat. § 134.001, subd. 2, as amended from time to time.

26. **Registered Retail Establishment.** Refers to registered cannabis retail businesses, medical cannabis combination businesses with retail sales, and lower-potency hemp edible retailers.
27. **Retail Establishment.** Any place of business where products are available for sale to the general public. “Retail establishment” includes, but is not limited to, grocery stores, tobacco product shops, convenience stores, liquor stores, gasoline service stations, bars, and restaurants.
- Residential Treatment Facility.** As defined by Minn. Stat. § 245.462 subd. 23, as amended from time to time.
28. **Sale.** Any transfer of goods for money, trade, barter, or other consideration.
29. **Sample.** Refers to any approved products or medical cannabinoid products that are offered free of charge or for sale at a nominal cost.
30. **Self-Service Display.** The open display of approved products or medical cannabinoid products in a retail establishment in any manner where any person has access to the products without the assistance or intervention of the registered retail establishment or its employees and where a physical exchange of the products from the registered retail establishment or its employees are not required to access the products.
31. **School.** A public school as defined by Minn. Stat. § 120A.05, as amended from time to time, or a nonpublic school that must meet the reporting requirements under Minn. Stat. § 120A.24, as amended from time to time.
32. **Smoking.** Inhaling, exhaling, burning, or carrying any lighted or hearted cigar, cigarette, or pipe, or any other lighted or heated product containing, made, or derived from nicotine, tobacco, cannabis, or other substance, whether natural or synthetic, that is intended for inhalation. Smoking also includes the use of traditional, or sacred, tobacco used by any American Indian, Indigenous, and Alaska Native communities for spiritual and medicinal purposes.
33. **State License.** An approved license issued by the State of Minnesota’s Office of Cannabis Management to a cannabis retail business.
34. **Temporary cannabis event.** Events described in Minn. Stat. § 342.39 and Minn. Stat. § 342.40, as amended from time to time, held by an individual or business with a cannabis event organizer license granted by the Office of Cannabis Management, with approval from the local authority.

35. **True Party of Interest.** Any party with ownership or control over the business, as defined in Minn. Stat. § 342.185, subd. 1(g), as amended from time to time.
36. **Vending Machine.** Any mechanical, electric or electronic, or other type of device that dispenses products upon payment by any form by the person seeking to purchase the product.

DRAFT

Section 3 Registration and Operations of Registered Retailers

301 License, Registration, and Application Requirements

1. **License required.** No person shall sell or offer to sell any approved product or medical cannabinoid product without first having obtained a license or retail endorsement to do so from the Office of Cannabis Management.
2. **Registration required.** No person shall sell or offer to sell any approved product or medical cannabinoid product without first being granted a registration by the county. Operating a retail establishment without a valid retail registration is a violation of this ordinance and of Minn. Stat. § 342.22, subd. 5(e), as amended from time to time, and is subject to a civil penalty of up to \$2,000 per violation.

302 Registration & Application Procedure

1. **Application.** An application for a registration to sell approved products and medical cannabinoid products must be made on a form provided by the county. The application must contain the following:
 - A. The full name of the applicant and any true parties of interest;
 - B. The applicant's and the true parties' residential and business addresses and telephone numbers;
 - C. The address and parcel ID for the property for which the retail registration is sought;
 - D. The name of the business for which the registration is sought;
 - E. Certification that the applicant complies with all of the requirements of local ordinances established pursuant to Minn. Stat. § 342.13, as amended from time to time;
 - F. The registration fee as required in Section 304;
 - G. A copy of a valid state license or written notice of OCM license approval; and
 - H. Any additional information the county deems necessary.
2. **Application review.** The county shall review applications in the order in which they are received. The county shall review the application for conformance with this ordinance

and all applicable state and local rules, including, but not limited to, compliance with local zoning code, building code, and fire code.

3. **Notice of complete application.** The county shall review the applications for completeness. Once the application is considered complete, county administration staff shall inform the applicant and process the fee. The registration fee shall be non-refundable once the application is processed.
4. **Application approval.** The county may approve or deny the application for a registration, or it may delay action for a reasonable period of time to complete any investigation of the application or the applicant deemed necessary. If the county approves the application, the county will issue the registration to the applicant. If the county denies the application, notice of the denial will be given to the applicant along with notice of the applicant's right to appeal the decision.
5. **Application denial.** The application shall be denied if any of the following circumstances are true:
 - A. The application shall not be approved if the cannabis retail business would exceed the maximum number of registered cannabis retail businesses permitted under Section 303.
 - B. A state-licensed cannabis retail business application shall not be approved or renewed if the applicant is unable to meet the requirements of the Nicollet County Ordinances.
6. **Term.** all registrations issued are valid for one calendar year from the date of issue.
7. **Revocation or suspension.** Any registration issued may be suspended or revoked following the procedure set for in Section 309 of this ordinance.
8. **Transfers.** All registrations issued are valid only on the premises for which the registration was issued and only for the person to whom the registration was issued. The transfer of any registration to another location or person is prohibited.
9. **Display.** All registrations must be posted and displayed at all times at the registered retail establishment or medical cannabis combination business in plain view of the general public.
10. **Renewals.** The renewal of a registration issued under this ordinance will be handled in the same manner as the original application. The request for a renewal must be made at least 30 days but no more than 60 days before the expiration of the current registration.
11. **Issuance is a privilege and not a right.** The issuance of a registration is a privilege and does not entitle the registration holder to an automatic renewal of registration.

303 Maximum Number of Registrations

1. **Cannabis retailer registrations.** No registrations will be granted after the county or cities within the county have granted at least one registration for every 12,500 residents. For purposes of determining the number of cannabis retail business registrations for Nicollet County, if a number under 12,500 remains after applying the 12,500 increments to Nicollet County's population, that fractional amount is also accorded one active cannabis retail business registration. Sale of lower-potency hemp edibles is restricted to registered cannabis retail businesses.

When the maximum registrations have been issued, the county may place persons seeking registration on a waiting list and allow them to apply on a first-come, first-served basis, as registrations are not renewed or are revoked. A new applicant who has purchased a business location with a valid county registration held by a different owner will be entitled to first priority, provided the new applicant meets all other application requirements in accordance with this ordinance.

2. In applying these limitations, cannabis retail business applications will be prioritized based upon the date the application is received by the Nicollet County Property & Public Services Department. Applications will be reviewed in the order the applications were received, starting with the earliest received. Incomplete applications or those not following the requirements of this ordinance will be removed from the order. If applications are received on the same day and those applications outnumber the maximum number of registrations allowed, a committee with the Nicollet County Property & Public Services Department, Nicollet County Administrator, and Nicollet County Sheriff as members will select which application(s) to accept. The decision shall be based upon factors such as completeness, feasibility of the proposal, safety, community needs, and distance from other cannabis retailers.
3. Pharmacies ineligible for registration: No new or renewed registration will be granted to a pharmacy or any retail establishment that operates an on-site pharmacy.

304. Fees

- A. Nicollet County shall not charge an application fee for registration.
- B. The initial registration fee includes the first annual renewal fee and must be paid at the time the business requests its initial registration. The initial registration fee is \$500 or half the amount of the applicable initial license fee under Minn. Stat. § 342.11, as amended from time to time, whichever is less.

- C. The annual registration fee thereafter, starting with the second annual renewal, is \$1,000, or half the amount of the applicable renewal license fee under Minn. Stat. § 342.11, as amended from time to time, whichever is less.
- D. No registration will be issued under this ordinance until the appropriate registration fees are paid in full. Registration fees are nonrefundable and must be made to the local unit of government pursuant to Minn. Stat. § 342.22, subd. 2, as amended from time to time.
- E. A medical combination business operating an adult-use retail location may only be charged a single registration fee; not to exceed the lesser of a single retail registration fee, defined under this section, of the adult-use retail business.

305 Basis for Denial of Registration

1. An initial application for registration or a renewal of registration with the county will be denied if:
 - A. The applicant is under 21 years of age;
 - B. The applicant does not have a valid retail license, preapproved license, or retail endorsement from the Office of Cannabis Management;
 - C. The applicant fails to provide any of the information required on the licensing application or provides false or misleading information;
 - D. The applicant is prohibited by state, or local law, ordinance, or other regulation from holding a registration; or
 - E. The applicant fails a pre-application inspection by the city or county as provided under Minn. Stat. § 342.22, subd. 3(b), as amended from time to time.
2. If a registration is mistakenly issued or renewed to any person, it will be revoked upon the discovery of ineligibility for registration under this ordinance or state or other local law, ordinance or other regulation. Any revocation will comply with the requirements of Minn. Stat. § 342.22, subd. 5, as amended from time to time.

306 Prohibited Sales and Other Restrictions

1. **In General:** In addition to the prohibitions set forth under Minn. Stat. § 342.46, subd. 7, and Minn. Stat. § 342.27, subd. 12, as amended from time to time, no registered retail establishment shall sell or offer to sell any approved product or medical cannabinoid product:

- A. By means of any type of vending machine.
- B. **By means of self-service display.** All approved products and medical cannabinoid products, including lower-potency hemp beverages, must be stored in a locked case behind the sales counter, in a storage unit, or in another area not freely assessable by the general public. This does not prohibit registered cannabis retailers from displaying single product samples pursuant to Minn. Stat. § 342.27, subd. 5, as amended from time to time.
- C. **At a movable place of business.** Only fixed location businesses may sell approved products and medical cannabinoid products.
- D. **That does not comply with the packaging and labeling required.** Under Minn. Stat. §§ 342.62 and 342.53, as amended from time to time, except that:
- a. No lower-potency hemp edible beverage may be sold outside of its original packaging; and,
 - b. No lower-potency hemp edible product may be sold that does not indicate a single serving by scoring or another indicator that appears on the product. If it is not possible to indicate a single serving by scoring or use of another indicator that appears on the product, the lower-potency hemp edible may not be packaged in a manner that includes more than a single serving in each container.
- E. **By means of delivery sales.** All sales of approved products and medical cannabinoid products must be conducted in person, in a registered retail establishment, in over-the-counter sales transactions.
- a. This does not prohibit sale of medical cannabinoid products by medical cannabis combination businesses by curbside pick-up as allowed in Minn. Stat. § 342.51, subd. 5, as amended from time to time.
- F. **Samples prohibited.** No samples of any approved products or medical cannabinoid products may be distributed free of charge or at a nominal cost. The distribution of approved products or medical cannabinoid products as a free donation is prohibited.
- G. **Flavored product.** No person shall sell or offer for sale any flavored products intended to be inhaled as smoke, aerosol, or vapor.
- H. **Sales of other products.** Registered cannabis retail businesses and medical cannabis combination businesses with retail sales are limited to selling only the products

allowed under Minn. Stat. § 342.27, subd. 3, as amended from time to time. The sale of any products other than approved products by registered retailers must comport with all requirements of state law.

- I. By any other means, to any other person, or in any other manner or form prohibited by state or other local law, ordinance provision, or other regulation.
2. **Sale of lower-potency hemp edibles restricted to registered cannabis retailers.** Lower-potency hemp edibles must only be sold at registered cannabis retail businesses.
3. **Smoking prohibited.** Smoking is prohibited within the indoor area of any registered retail establishment.
4. **On-site consumption prohibited.** No registered retail establishment may allow on-site consumption of approved products on the premises, except cannabis businesses may allow employee medical cannabis use and on-site use for quality control pursuant to Minn. Stat. § 342.24, subd. 2, as amended from time to time.
5. **Cannabis retailer hours of operation.** Sales of approved products at a registered cannabis retail business are only allowed between the hours of 10 a.m. and 9 p.m. seven days per week and may not be open to the public or sell any other products at times when the business is prohibited from selling approved products.
6. **Minimum clerk age.** Individuals employed at a registered retail establishment and medical cannabis combination business must be at least 21 years of age to sell approved products and medical cannabinoid products.
7. **Instructional program.** Registered retail establishments must ensure that all salesclerks complete a training program on the legal requirements related to the sale of approved products or medical cannabinoid products, and the possible consequences of registration or license violations. Registered retail establishments must maintain documentation demonstrating their compliance and must provide this documentation to the county at the time of renewal, or whenever requested to do so during the registration term.
8. **Advertising restrictions.** Registered retail establishments must follow all advertisement restrictions pursuant to Minn. Stat. § 342.64, as amended from time to time.
9. **Coupon and price promotion.** No registered retail establishment may accept or redeem any coupon, price promotion, or other instrument or mechanism, whether in paper, digital, electronic, mobile, or any other form, that provides any approved products to a consumer at no cost or at a price that is less than the non-discounted, standard price listed by a retailer on the item or on any shelving, posting, or display at the location where the item is sold or offered for sale, including all applicable taxes.

10. **Legal age and age-based restrictions.** No person shall sell any approved product to any person under the age of 21. Businesses licensed or endorsed to sell medical cannabinoid products may sell medical cannabinoid products to persons under age 21 who are enrolled in the medical registry program pursuant to Minn. Stat. § 342.24, subd. 1, as amended from time to time.

A. **Age verification.** Before any sale of approved products, the registered retail establishment must verify by means of government-issued photographic identification containing the bearer's date of birth that the purchaser is at least twenty-one (21) years of age.

B. **Signage.** Notice of the legal sales age, age verification requirement, and possible penalties for underage sales must be posted prominently and in plain view at all times at each location where approved products are offered for sale. The required signage must be posted in a manner that is clearly visible to anyone who is, or is considering, making a purchase.

C. **Child-resistant packaging.** All sales of any approved products and medical cannabinoid products must be packaged in child-resistant packaging. Upon request by the county, a registered retail establishment must provide a copy of the certificate of compliance or full laboratory testing report for the packaging used.

D. **Products that are attractive to underage persons.** No person shall sell or offer for sale any approved products and medical cannabinoid products that are attractive to underage persons.

E. **No admittance of any person under age 21.** No person shall sell or offer for sale any approved products or medical cannabinoid products, except in registered retail establishments that prohibit persons under the age of 21 from entering at all times.

a. Businesses licensed or endorsed to sell medical cannabinoid products may allow entry to persons under the age 21 who are enrolled in the medical registry program for the sole purpose of purchasing medical cannabinoid products pursuant to Minn. Stat. § 342.24, as amended from time to time.

307 Annual Compliance Checks

1. All registered retail establishments must be open to inspection by authorized county officials or their designees during regular business hours.
2. In accordance with Minn. Stat. § 342.22, subd. 4, as amended from time to time, the county will conduct compliance checks of every retail establishment with a retail

registration issued by the county. The checks will assess compliance with age verification requirements and all provisions of this ordinance.

3. From time to time, but at least twice per year, the county must conduct compliance checks to ensure compliance with all provisions of this ordinance.
4. In accordance with state law, the county will conduct at least two annual compliance checks that involve the participation of a person at least 17 years of age, but under the age of 21 to enter the registered retail establishment to attempt to purchase approved products under the supervision of a law enforcement officer or an employee of the county. Prior written consent from a parent or guardian is required for any person under the age of 18 to participate in a compliance check.
5. Any failures under this section must be reported to the Office of Cannabis Management.

308 Location Change

1. A registered retail establishment shall be required to submit a new application for registration under Section 302 if it seeks to move to a new location within the Jurisdiction of this ordinance.

309 Suspension of Registration

1. **Registrants.** Any registrant or other retail establishment cited for violating this ordinance, or whose employee has violated this ordinance, will be charged an administrative fee of \$300 for a first violation, \$600 for a second offense at the same registered premises within a 36-month period; and \$1,000 for a third or subsequent offense at the same location within a 36-month period from the first violation. The registration will be suspended for a period of not less than 30 consecutive days of any violation of this ordinance and may be revoked. Upon a fourth violation within a 36-month period from the first violation, the registration will be revoked.
2. **Registration suspension.** In accordance with Minn. Stat. § 342.22, subd. 5, as amended from time to time, the county will suspend the retail registration of any registered retail establishment for 30 days for violations of this ordinance or if the operation of the business poses an immediate threat to the health or safety of the public. The Property & Public Services Department may suspend a registered retail establishment if it violates any applicable ordinance, statute, rule, or condition, or poses an immediate threat to the health or safety of the public. The Property & Public Services Department shall immediately notify the registered retail establishment in writing the grounds for the suspension.

3. **Retail establishment operating without a registration.** Pursuant to Minn. Stat. § 342.22, subd. 5(e), as amended from time to time, any retail establishment found to be making or attempting to make any sales to a customer or patient without a valid retail registration will be charged a civil penalty of \$2,000 for each violation.
4. **Statutory penalties.** If the administrative penalties for violations of this ordinance authorized to be imposed by Minn. Stat. Chapter 342, as amended from time to time, as amended from time to time, differ from those established in this ordinance, then the higher penalty will prevail.
5. **Complaints to OCM.** In accordance with Minn. Stat. § 342.13 (h), as amended from time to time, any violations of this ordinance will be submitted as complaints to the Office of Cannabis Management.
6. **Reinstatement.** The county shall reinstate a registration if it determines that the violation(s) have been resolved and/or if the Office of Cannabis Management determines that the violation(s) have been resolved.

Section 4 Zoning & Dimensional Standards

401 Permitted & Conditional Uses

401.1 Land use Table

1. Permitted Uses (P). These uses are allowed, provided all standards in the Nicollet County Zoning Ordinance are followed.
2. Not Permitted Uses (N). These uses are prohibited.

CANNABIS LAND USE TABLE							
ZONING DISTRICT	Cannabis Delivery	Cannabis Manufacturer	Cannabis Retail	Cannabis Transportation	Cultivation	Hemp Manufacturer	Wholesale
AG							
C							
R-1							
R-2							
B-1	P	P	P	P	P	P	P
B-2							
I-1	P	P	P	P	P	P	P
I-2							
FP							
SP							
RT							
P=Permitted Use; CUP=Requires Conditional Use Permit							

401.2 Cannabis Delivery

1. Cannabis businesses licensed or endorsed for delivery are a Permitted Use in the following zoning districts:
 - B-1: Highway Business, pursuant to Nicollet County Zoning Ordinance 606.
 - I-1: Limited Industry, pursuant to Nicollet County Zoning Ordinance 608.

401.3 Cannabis Manufacturer

2. Cannabis businesses licensed or endorsed for cannabis manufacture are a Permitted Use in the following zoning districts:
 - B-1: Highway Business, pursuant to Nicollet County Zoning Ordinance 606.
 - I-1: Limited Industry, pursuant to Nicollet County Zoning Ordinance 608.

401.4 Cannabis Retail

3. Cannabis businesses licensed or endorsed for cannabis retail are a Permitted Use in the following zoning districts:
 - B-1: Highway Business, pursuant to Nicollet County Zoning Ordinance 606.
 - I-1: Limited Industry, pursuant to Nicollet County Zoning Ordinance 608.

401.5 Cannabis Transportation

4. Cannabis businesses licensed or endorsed for transportation are a Permitted Use in the following zoning districts:
 - B-1: Highway Business, pursuant to Nicollet County Zoning Ordinance 606.
 - I-1: Limited Industry, pursuant to Nicollet County Zoning Ordinance 608.

401.6 Cultivation

5. Cannabis businesses licensed or endorsed for cultivation are a Permitted Use in the following zoning districts:
 - B-1: Highway Business, pursuant to Nicollet County Zoning Ordinance 606.
 - I-1: Limited Industry, pursuant to Nicollet County Zoning Ordinance 608.

401.7 Hemp Manufacturer

6. Cannabis businesses licensed or endorsed for low-potency hemp edible manufacture are a Permitted Use in the following zoning districts:
 - B-1: Highway Business, pursuant to Nicollet County Zoning Ordinance 606.
 - I-1: Limited Industry, pursuant to Nicollet County Zoning Ordinance 608.

401.8 Wholesale

7. Cannabis businesses licensed or endorsed for wholesale are a Permitted Use in the following zoning districts:

- B-1: Highway Business, pursuant to Nicollet County Zoning Ordinance 606.
- I-1: Limited Industry, pursuant to Nicollet County Zoning Ordinance 608.

401.9 Minimum Setback Requirements

1. 1000 feet from a School.
2. 500 feet from a Daycare.
3. 500 feet from a Residential Treatment Facility.
4. 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.
5. 500 feet from a public library.
6. 500 feet from a Church.
7. 500 feet from a Dwelling.
8. Pursuant to Minn. Stat. § 462.367 subd. 14, as amended from time to time, nothing in Section 401.9 shall prohibit a registered retail establishment from continuing operation at the same site if a school, daycare, residential treatment facility, or attraction within a public park that is regularly used by minors moves within the minimum buffer zone.
9. Structures shall meet all applicable setbacks for the zoning district(s) in which they reside as defined by the Nicollet County Zoning Ordinance.
10. For purposes of this ordinance, all distances shall be measured from any point of access to the structure housing the cannabis business to the closest property line (or attraction within a public park) containing the school, daycare, residential treatment facility, public park, public library, church, or residence.

Section 5 Temporary Cannabis Events

501 License or Permit Required for Temporary Cannabis Events

1. A license is required to be issued and approved by Nicollet County prior to holding a Temporary Cannabis Event. An application fee shall be charged per the Nicollet County Fee Schedule.

502 Application Procedure

1. An applicant for a temporary event shall fill out an application form as provided by Nicollet County. Said form shall include, but is not limited to:
 - A. Full name of the property owner and applicant;
 - B. Address, email address, and telephone number of the applicant;
 - C. The nature and duration of the event;
 - D. The expected number of attendees.
 - E. A detailed plan addressing the requirements of Minn. Stat. § 342.40, subds. 3, 4, 5, 6, 7, and 8, as amended from time to time.
2. The applicant shall include with the form:
 - A. the application fee as specified in the Nicollet County Fee Schedule;
 - B. A copy of the OCM cannabis event license application, submitted pursuant to Minn. Stat. § 342.39 subd. 2, as amended from time to time.
3. Once an application is considered complete, the county shall inform the applicant as such, process the application fees, and review the request for approval or denial. The application fee shall be non-refundable once processed.

503 Temporary Event Standards

1. Temporary cannabis events shall meet the following standards:
 - A. Notice shall be provided to Nicollet County of the special event no less than seven (7) business days prior to the special event.
 - B. Special events are limited to three (3) per property per year.

- C. Special events shall be one (1) to four (4) days in duration.
- D. Temporary Cannabis Events shall only be held between the hours of 10:00 a.m. and 9:00 p.m, Monday through Sunday.
- E. Special events shall be limited to a maximum capacity of three hundred (300) persons at any one time, including staff/employees.
- F. Special events shall not extend beyond the normal hours of operation of a business.
- G. No sales of approved products are allowed at Temporary Cannabis Events.
- H. No use of approved products is allowed at Temporary Cannabis Events.
- I. A request for a Temporary Cannabis Event that meets the requirements of this Section shall be approved.
- J. A request for a Temporary Cannabis Event that does not meet the requirements of this Section shall be denied. Nicollet County shall notify the applicant of the standards not met and basis for denial.

Section 6 Use in Public Places

1. No person shall use cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products in a public place or a place of public accommodation.

DRAFT

ⁱ U.S. DEP'T HEALTH & HUMAN SERVS., U.S. SURGEON GENERAL'S ADVISORY: MARIJUANA USE AND THE DEVELOPING BRIAN (2019), <https://www.hhs.gov/surgeongenral/reports-and-publications/addiction-and-substance-misuse/advisory-on-marijuana-use-and-developing-brain/index.html>.

ⁱⁱ NAT'L ACADS. SCI., ENG'G, & MED, THE HEALTH EFFECTS OF CANNABIS AND CANNABINOIDS: THE CURRENT STATE OF EVIDENCE & REC'S FOR RESEARCH (2017), <https://www.nap.edu/catalog/24625/the-health-effects-of-cannabis-and-cannabinoids-the-current-state>.

ⁱⁱⁱ SUBSTANCE ABUSE & MENTAL HEALTH SERVS. ADMIN., KEY SUBSTANCE USE AND MENTAL HEALTH INDICATORS IN THE UNITED STATES: RESULTS FROM THE 2023 NATIONAL SURVEY ON DRUG USE AND HEALTH (2024), <https://www.samhsa.gov/data/sites/default/files/reports/rpt47095/National%20Report/National%20Report/2023-nsduh-annual-national.pdf>.

^{iv} NAT'L ACADS. SCI., ENG'G, & MED., *supra* Note 4; SUBSTANCE ABUSE & MENTAL HEALTH SERVS. ADMIN., *supra* Note 5.

^v Gabriella Gobbi et al., *Association of Cannabis Use in Adolescence and Risk of Depression, Anxiety and Suicidality in Young Adulthood: A systematic Review and Meta-Analysis*, 76 JAMA PSYCHIATRY 426 (2019), <https://jamanetwork.com/journals/jamapsychiatry/fullarticle/2723657>.

^{vi} Edmund Silins et al., *Young Adult Sequelae of Adolescent Cannabis Use: An Integrative Analysis*, LANCET PSYCHIATRY 286 (2014), [https://www.thelancet.com/journals/lanpsy/article/PIIS2215-0366\(14\)70307-4/abstract](https://www.thelancet.com/journals/lanpsy/article/PIIS2215-0366(14)70307-4/abstract).

^{vii} Tom Freeman & Adam Winstock, *Examining the Profile of High-Potency Cannabis and its Association with Severity of Cannabis Dependence*, 45 PSYCH. MED. 3181 (2015), <https://pmc.ncbi.nlm.nih.gov/articles/PMC4611354/pdf/S0033291715001178a.pdf>.



BOARD OF ADJUSTMENT & APPEALS AND PLANNING & ZONING ADVISORY COMMISSION

2025 HEARING DATES

APPLICANT DEADLINE*	BAA & PC HEARING	BOARD OF COMMISSIONERS	FEEDLOT PERMITS
January 6	January 28	February 11	February 14
January 27	February 18	February 25	March 7
February 21	March 17	March 25	April 3
March 28	April 21	May 13	May 8
April 25	May 19	May 27	June 6
May 23	June 16	June 24	July 7
June 27	July 21	August 12	August 7
July 25	August 18	August 26	September 5
August 22	September 15	September 23	October 2
September 26	October 20	October 28	November 6
October 24	November 17	November 25	December 9
November 21	December 15	December 23	January 5, 2025

Applications must be submitted **BEFORE 3:30 p.m. on the deadline date*



11/01/2024 - 11/31/2024 Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME	PARCEL ID
BLD24-083	SOLAR ENERGY SYSTEM - LARGE	PHASE II OF ANIKA SOLAR	48994 475TH AVE, NICOLLET, MN 56074	ENTER JOEL M	09.017.0810
BLD24-090	AG EQUIPMENT STORAGE BUILDING	100 X 160	51348 400TH ST, NEW ULM, MN 56073-4344	ASCHENBRENNER RANDY	02.034.0700
BLD24-066	RES DWELLING	911 ADDRESS SIGN, POST, & MAILBOX SUPPORT	47893 435TH AVE, NICOLLET, MN 56074	RUDENICK JULIE	09.012.0600
BLD24-092	AG EQUIPMENT STORAGE BUILDING	MOVING 54' X 99' MACHINE SHED	39803 365TH LN, SAINT PETER, MN 56082	MILLER ZACHARY	07.131.0810
SPT24-039	SSTS	REPLACEMENT SEPTIC SYSTEM	41293 441ST AVE, NICOLLET, MN 56074	GAPPA TERRY & SANDRA K GAPPA &	05.012.0500